141.0	0007	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,064,500 / 1,064,500
					USE VALUE:	1,064,500 / 1,064,500
					ASSESSED:	1,064,500 / 1,064,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROWN EZEKIEL W	
Owner 2:		
Owner 3:		
Street 1:	71 WALNUT STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	COX DIANE E -
Owner 2:	TANNETTA DAVID -
Street 1:	71 WALNUT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,742 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1860, having primarily Vinyl Exterior and 2542 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10742.000	538,500	6,400	519,600	1,064,500
Total Card	0.247	538,500	6,400	519,600	1,064,500
Total Parcel	0.247	538,500	6,400	519,600	1,064,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.76 | /Parcel: 418.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 91091
GIS Ref:
GIS Ref:
Insp Date: 03/09/18

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0007-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	538,500	6400	10,742.	519,600	1,064,500	1,064,500	Year End Roll	12/18/2019
2019	101	FV	399,000	6400	10,742.	519,600	925,000	925,000	Year End Roll	1/3/2019
2018	101	FV	399,000	6400	10,742.	460,200	865,600	865,600	Year End Roll	12/20/2017
2017	101	FV	399,000	6400	10,742.	386,000	791,400	791,400	Year End Roll	1/3/2017
2016	101	FV	399,000	6400	10,742.	386,000	791,400	791,400	Year End	1/4/2016
2015	101	FV	376,600	6400	10,742.	334,000	717,000	717,000	Year End Roll	12/11/2014
2014	101	FV	376,600	6400	10,742.	322,900	705,900	705,900	Year End Roll	12/16/2013
2013	101	FV	376,600	6400	10,742.	307,300	690,300	690,300		12/13/2012

!10938!

PRINT

Date	Time
12/11/20	01:10:21

LAST REV

Date	Time
04/18/18	08:25:26

ekelly

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10938

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COX DIANE E	45744-5214		5/31/2006	Change>Sale	620,000	No	No		
COX DIANE E	39364-484		5/29/2003	Family	99	No	No		
COX ROBERT A	23881-358		11/9/1993		150,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/24/2014	396	Redo Bat	3,000					
10/23/2013	1574	Re-Roof	3,000	C				
11/19/2012	1522	Manual	10,000	C				
3/24/2009	158	Manual	4,000					
6/29/2006	537	Redo Kit	50,000			G8	GR FY08	NEW KIT / BTH & MI
4/27/1999	207	Manual	3,900					REROOF
3/2/1993	51	Manual	5,364					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2018	MEAS&NOTICE	HS	Hanne S
6/16/2014	Info Fm Prmt	PC	PHIL C
1/29/2014	Info Fm Prmt	EMK	Ellen K
4/12/2013	Info Fm Prmt	MM	Mary M
4/6/2009	Inspected	163	PATRIOT
1/12/2009	Measured	345	PATRIOT
2/5/2007	Permit Visit	BR	B Rossignol
9/25/2006	MLS	HC	Helen Chinal
12/9/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

USER DEFINED

Prior Id # 1:	91091
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10742		Sq. Ft.	Site		0	70.	0.69	8									519,583						519,600	

Total AC/HA: 0.24660 | Total SF/SM: 10742 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 519,583 | Spl Credit | Total: 519,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	2 - Clapboard	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1860	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.09680843
Const Adj.:	0.99989998
Adj $ / SQ:	142.571
Other Features:	87250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	603680
Depreciation:	65197
Depreciated Total:	538482

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

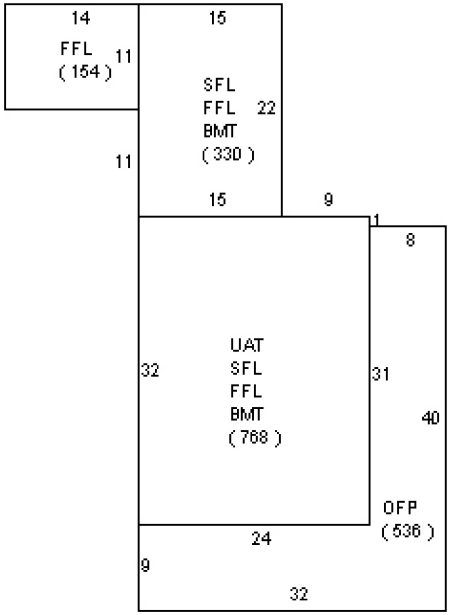
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	172.51
Special Features:	0	Val/Su Net:	128.95
Final Total:	538500	Val/Su SzAd	229.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,252	142.570	178,499
BMT	Basement	1,098	42.770	46,963
SFL	Second Floor	1,098	142.570	156,543
OFP	Open Porch	536	19.580	10,493
UAT	Upper Attic	192	99.800	19,162

Net Sketched Area:	4,176			Total:	411,660
Size Ad	2350	Gross Are	4752	FinArea	2542

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 141.0-0007-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	23X18	A	AV	1910	23.14	T	40	101			5,700			5,700
19	Patio	D	Y	1	18X18	A	AV	1970	3.41	T	39.2	101			700			700

More:	N	Total Yard Items:	6,400	Total Special Featues:		Total:	6,400